

**Hearing Officer
SEPTEMBER 18, 2007**

Harry E. Mitchell Government Center
Tempe City Hall - City Council Chambers
31 E. 5th Street, Tempe, AZ 85281
1:30 PM

1. **CONSIDERATION OF MEETING MINUTES: September 4, 2007**
2. Hold a public hearing for a request by the **VULLO RESIDENCE (PL060722)** (Curt Wilt/Architect, applicant; Rick Vullo, property owner) located at 2034 South College Avenue in the R1-6, Single Family Residential District for:

VAR07019 Variance to reduce the rear yard setback from the required fifteen (15) feet to two (2) feet.
CONTINUED FROM SEPTEMBER 4, 2007 HEARING OFFICER

STAFF REPORT: [HOr_VulloRes_091807.pdf](#)

DENIED

3. Hold a public hearing for a request by **BILL'S GHOST AND SPIRITS (PL070261)** (Scott Nye/GBMA Architecture LLC, applicant; Rosemead and Longden LLC, property owner) located at 1344 West Broadway Road in the CSS, Commercial Shopping and Services District for:

ZUP07127 Use permit to allow a convenience store with gas/fuel sales.

STAFF REPORT: [HOr_BillsGhost_091807.pdf](#)

APPROVED; H.O. DELETED CONDITION # 8

4. Hold a public hearing for a request by the **FOX RESIDENCE (PL070306)** (Darwin Fox, applicant/property owner) located at 520 East Manhattan Drive in the R1-6, Single Family Residential District for:

VAR07021 Variance to raise the height of the fence/wall in the front yard setback from four feet (4') to five feet eight inches (5' 8").

CONTINUED TO OCTOBER 16, 2007 HEARING OFFICER

5. Hold a public hearing for a request by **AA BUDGET MINI-STORAGE – U-HAUL (PL070307)** (Dilbert Martin, applicant; Dondel Inc. property owner) located at 1964 East University Drive in the GID, General Industrial District for:

ZUP07097 Use permit to allow vehicle rentals (trucks, vans, trailers).

CONTINUED FROM AUGUST 21, 2007 HEARING OFFICER

STAFF REPORT: [HOr_UHaul_091807.pdf](#)

APPROVED

6. Hold a public hearing for a request by the **GARZA RESIDENCE (PL070320)** (Terry Williams/Williams Development Company, applicant; Joan Garza, property owner) located at 1014 East Knox Road in the AG, Agricultural District for:

ZUP07119 Use permit standard to reduce the ~~east~~ west side yard setback by twenty percent (20%) from twenty feet (20') to sixteen feet (16').

**CORRECTED BY DEVELOPMENT SERVICES DEPARTMENT
CONTINUED FROM SEPTEMBER 4, 2007 HEARING OFFICER**

STAFF REPORT: [HOr_GarzaRes_091807.pdf](#)

APPROVED, H.O. MODIFIED CONDITION # 2

7. Hold a public hearing for a request by the **MILLER RESIDENCE (PL070333)** (Jason Miller, applicant/property owner) located at 1324 West 11th Street in the R1-6, Single Family Residential District for:

ZUP07104 Use permit to allow the required parking in the front yard setback.
CONTINUED FROM AUGUST 21, 2007 HEARING OFFICER

STAFF REPORT: [HOr_MillerRes_091807.pdf](#)

APPROVED

8. Hold a public hearing for a request by **STORAGE TODAY – U-HAUL (PL070368)** (Donald Murney, applicant/property owner) located at 810 South McClintock Drive in the GID, General Industrial District for:

ZUP07128 Use permit to allow vehicle rentals (trucks).

STAFF REPORT: [HOr_StorageTodayUHaul_091807.pdf](#)

APPROVED

9. Hold a public hearing for a request by the **FLOYD RESIDENCE (PL070374)** (Susan Floyd, applicant/property owner) located at 8421 South Kenwood Lane in the R1-7, Single Family Residential District for:

ZUP07129 Use permit for a second story addition.
CASE WITHDRAWN BY DEVELOPMENT SERVICES DEPARTMENT

10. Hold a public hearing for a request by **BODY ALTER PLLC (PL070381)** (Caryn Braunstein, applicant; ABA Office Corporation, property owner) located at 1445 East Guadalupe Road, Suite No. 201 in the R/O, Residential/Office District for:

ZUP07130 Use permit for a massage therapist.

STAFF REPORT: [HOr_BodyAlter_091807.pdf](#)

APPROVED

11. Hold a public hearing for a request by **MCCLINTOCK FOUNTAINS - HARBOR FREIGHT TOOLS (PL070382)** (Brian O'Neil/Harbor Freight Tools, applicant; CB Richard Ellis, Inc., property owner) located at 1860 East Warner Road in the PCC-1, Planned Commercial Center Neighborhood District for:

ZUP07131 Use permit to allow an outdoor display.

STAFF REPORT: [HOr_HarborFreightTools_091807.pdf](#)
APPROVED, WITH ADDED CONDITION # 7

12. Hold a public hearing for a request by the **CARTEL COFFEE LAB LLC (PL070384)** (Jason Silberschlag, applicant; Friedman Investments LLC, property owner) located at 225 West University Drive, Suite No. 101, in the GID, General Industrial and CC, City Center Districts for:

ZUP07132 Use permit to allow coffee roasting/retail.

ZUP07133 Use permit to allow portable outdoor retail coffee (coffee cart).

STAFF REPORT: [HOr_CartelCoffee_091807.pdf](#)
CONTINUED TO OCT 2 H.O; NO APPLICANT PRESENT

13. Hold a public hearing for a request by the **TICE RESIDENCE (PL070390)** (Jeff Tice, applicant/property owner) located at 43 East 14th Street in the R1-6, Single Family Residential District for:

ZUP07134 Use permit to allow a detached accessory building (trellis shade structure over pool).

ZUP07135 Use permit standard to increase the maximum allowable lot coverage by ten percent (10%) from 45% to 49.5%.

STAFF REPORT: [HOr_TiceResidence_091807.pdf](#)
APPROVED

ABATEMENT CASES

14. Hold a public hearing for a request by the City of Tempe – Neighborhood Enhancement Department to abate public nuisance items in violation of the Tempe City Code for the **FAGAN RESIDENCE (PL070356/ABT07023)** (Shane Fagan, property owner) Complaint CE071535 located at 4433 South Poplar Street in the R1-6, Single Family Residential District.

STAFF REPORT: [HOr_FaganResAbate_091807.pdf](#)
APPROVED

15. Hold a public hearing for a request by the City of Tempe – Neighborhood Enhancement Department to abate public nuisance items in violation of the Tempe City Code for the **VOGTLI PROPERTY (PL070369/ABT07024)** (Danielle Vogtli, property owner) Complaint CE071978 located at 1212 South Mill Avenue in the R-2, Multi-Family Residential District.

STAFF REPORT: [HOr_VogtliPropertyAbate_091807.pdf](#)
APPROVED

The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public meetings for sight and/or hearing-impaired persons. Please call 350-8241 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.

E-Mailed Agenda, 8/29/07, 8:00 AM

Advertised Agenda, Monday 9/03/07

Modified Agenda, 9/07/07 – Floyd Residence (PL070374) withdrawn